

# *Board of County Commissioners*

## **Development Review**

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## **Development Review Committee Meeting** **June 21, 2004**

**Members Present:** Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Marie Keenum-911 Coordinator, Brad Burris-Fire Services, Dan Hickey-Fire Services and Alysia Akins-Secretary.

The meeting convened at 2:01 P.M.

Mr. Helms moved to approve the minutes from the June 14, 2004 meeting. Mr. Lukert seconded the motion and the motion carried.

### **Old Business:**

#### **VOS: Laurel Manor – Preliminary and Final Plat Review**

Steve Barley, Farner Barley and Associates, Inc., and Marty Dzuro, Grant and Dzuro, were present and requesting preliminary and final plat approval to develop a 4-lot/3-tract subdivision. All comments regarding the Memorandum of Agreement and plat have been addressed. The language included in the dedication and conveyance have been corrected. Tenants will have their own individual address.

Mr. Helms moved to recommend approval to the Board of County Commissioners of the preliminary and final plat and all supporting materials. Mrs. Keenum seconded the motion and the motion carried.

### **New Business:**

#### **Custom Windows, Inc. – Major Development – Preliminary Plan Review**

Bennett Walling and Scott Kurney, Walling Engineering, Inc., were present and requesting preliminary plan approval to construct an office and warehouse with parking area. Staff comments were discussed and included the following: impact fees, copy of the recorded deed, application for major development, City of Wildwood authorization for utility use, traffic impact study, proposed trip generation, clearance letter from the Division of Historical Resources, endangered species study, regulatory agency permits, building details, overhead clearance for loading/unloading zone, setbacks, required turning lanes, dumpster pad enclosure, stop signs/bars, on-site signs, exterior lighting,

surrounding property conditions, flood zones, driveway connections, level of service for C-462 and trees of concern. A traffic study can be submitted with the engineering plans. All setback requirements will be met and reflected on the revised plans. There were retention area concerns regarding the possible impact on surrounding properties. Revisions have been made to the retention area regarding Southwest Florida Water Management District issues and there should be no impact on surrounding properties. The retention area will be a closed basin. Possible improvements to C-462 were discussed. All engineering comments will be addressed.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans, and all required supporting materials being submitted with the engineering plans. Mr. Cilenti seconded the motion and the motion carried.

**Munz Design, Inc. – Major Development – Engineering Plan Review**

Ed Abshier, Abshier Engineering, Inc., was present and requesting engineering approval to construct a steel building for warehouse storage and cabinet shop for 20 employees. There were no comments from the engineer. Public Works is satisfied with the tests performed on the access road and no road improvements are needed.

Mr. Helms moved to approve the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

**Cindy Brooker Chevrolet – Major Development – Preliminary and Engineering Review**

Mr. Helms moved to table this project, at the applicant's request, until the June 28, 2004 meeting. Mr. Ginn seconded the motion and the motion carried.

*Mr. Ginn excused himself at 2:20 PM.*

**VOS: Natalie Villas – Major Development – Preliminary and Engineering Review**

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting preliminary and engineering approval to develop a 75-unit subdivision. All staff comments will be addressed. The engineer had one comment regarding a drainage easement being needed in the rear yards of lots 17 and 18.

Mr. Cilenti moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

**VOS: Janeann Villas – Major Development – Engineering Review**

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 57-lot subdivision. There were no engineering comments. All SWFWMD and Department of Environmental Protection permits are needed.

Mr. Springstead moved to approve the engineering plans. Mr. Helms seconded the motion and the motion carried.

**VOS: Unit 115 – Major Development – Engineering Review**

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 327-unit subdivision. All regulatory agency permits are needed. Engineering comments included the following: the “no outlet” sign needs to be relocated and the striping detail for the crosswalk needs to refer to the correct construction detail manual.

Mr. Helms moved to approve the engineering plans, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

**Next Meeting Date:**

The next meeting is scheduled for June 28, 2004.

Mr. Springstead moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 2:31 PM.